

Bouraxis Layton (938 W. Layton) DIZ Overlay and Zoning Review Matrix

Standard	Bouraxis Layton DIZ (standards here)	LB1 Zoning (standards here)	Applicant Analysis of Proposal
Uses	See DIZ use list .	DIZ regulates most uses. If the use does not appear on the DIZ use list, then LB1 use list applies.	Coffee Shop is an allowable use per the DIZ overlay.
Building Placement	<ul style="list-style-type: none"> Locate buildings to define and create street frontage. Enhance the pedestrian experience along building facades. Relate to the physical character and scale of the neighborhood. If needed, the front setback from Layton Avenue may range from 70 to 80 feet. 	<ul style="list-style-type: none"> See LB1 standards for setbacks maximums and minimums. Front setback minimum is none, max is 70'. 	<p>DIZ:</p> <ul style="list-style-type: none"> N/A – existing building. <p>LB1:</p>
Access, Parking and Circulation	<p>Pedestrian Accommodations:</p> <ul style="list-style-type: none"> Differentiate pedestrian and vehicular areas with crosswalks from parking areas to building entrances. Crosswalks must be delineated in a different color, material and/or texture than the parking areas. Coordinate site elements (driveways, bike racks, garbage and recycling receptacles, planters, etc.) throughout the entire development to enhance the pedestrian experience. <p>Driveways:</p> <ul style="list-style-type: none"> Curb cuts not to exceed the width of driveways. Along Layton, 2 curb cuts are allowed, pending DPW approval. The maximum drive aisle width is 30 feet. Align primary drive aisles with existing streets where possible. Extend pedestrian access aisles from Layton Avenue to the main entries of the major tenants. 	<ul style="list-style-type: none"> See Site Standards of the Commercial chapter of the zoning code (295-605-4) for additional standards. See General Provisions of the zoning code (295-403) for vehicular parking requirements. See General Provisions of the zoning code (295-404) for bicycle parking requirements. See General Provisions of the zoning code (295-405) for landscaping requirements. 	<p>DIZ:</p> <ul style="list-style-type: none"> This is an exiting building, no changes to the parking lot will be made, but the site accommodates multiple modes of transportation. Site Lighting: Existing site lighting sufficiently illuminates pedestrian walkways, bicycle areas, and the parking lot, supporting safe and comfortable access throughout the property. Pedestrian Connection: A 5-foot-wide pedestrian walkway from the public sidewalk along Layton Avenue to the building entrance already exists. The walkway is visually distinct from surrounding pavement and provides a safe, direct connection across the parking lot. Parking & Shared Use: Shared parking is provided in accordance with the original development approvals. Existing parking counts and circulation patterns remain unchanged and compliant.

	<ul style="list-style-type: none"> Aisles will include curbing, sidewalks, landscaping and site elements (planters, lighting, benches, etc.). <p>Parking Areas:</p> <ul style="list-style-type: none"> Allow shared parking among tenants where possible. Allow shared service areas where possible. In interior parking areas, provide curbed islands with landscaping to visually divide the lot and provide pedestrian safety. At a minimum, 2 trees at each curb island are required along the primary frontage. All landscaping must conform to the zoning code. Design all parking facilities and open spaces to work together to manage stormwater. Use concrete pavement rather than asphalt to keep parking areas cool. Consider using porous paving systems to extend the life of the pavement, allow for stormwater infiltration, reduce maintenance costs, and reduce the urban heat island effect in summer. 		<ul style="list-style-type: none"> Landscaping & Screening: The site meets or exceeds all DIZ landscaping requirements. <p><u>LB1:</u></p> <ul style="list-style-type: none"> Zoning Standards: The existing building meets all LB1 site standards per Zoning Code 295-605-4, including required setbacks, building height, site layout, and landscaping. ADA Access: The current ADA-accessible route and ramps are fully located within the property boundary and do not encroach into the public right-of-way. Therefore, no additional permits or encroachments are required.
Site Improvements (and Landscaping)	<ul style="list-style-type: none"> See DIZ design standards (p. 6) for Street frontage requirements above and beyond the landscape requirements to screen parking. <p>Amenities:</p> <ul style="list-style-type: none"> Along the primary retail frontage, provide site amenities such as pedestrian seating, planters, bike racks and trash receptacles. Coordinate site elements (benches, bike racks, planters, etc.) throughout the development site. <p>Screening:</p> <ul style="list-style-type: none"> Locate dumpsters and service areas where they are not visible from the public street. 	<ul style="list-style-type: none"> See General Provisions of the zoning code (295-405) for landscaping requirements. 	<p><u>DIZ:</u></p> <ul style="list-style-type: none"> No changes to the site conditions. <p><u>LB1:</u></p> <ul style="list-style-type: none"> Landscaping of the parking lot is meeting the minimum standard based on the current zoning code. Landscaping is meeting code for screening requirements.

- Screen service and loading areas with wing walls using similar building materials or landscaping.
- Enclose and screen dumpsters and recycling units with a masonry enclosure, if visible from public streets (consistent with the building materials) or opaque enclosure.
- Locate compactors at the rear of buildings and provide an opaque enclosure so they are not visible from the public street and to prevent noise to the abutting residential neighbors.
- Screen ground electrical/mechanical units (transformers, etc.) with upright coniferous shrubs spaced 3 feet around the perimeter of the unit.
- Outdoor cart storage is not permitted, but cart corrals are allowed throughout surface parking areas for temporary storage.

Lighting:

- Lighting within parking areas must be designed and located to prevent glare onto adjoining properties.
- Use high efficiency lighting with low cut off angle and down-lighting for landscaping.
- Light poles within parking areas may not exceed 25 feet in height. Light poles along drive aisles and pedestrian areas may be up to 12 feet in height.

Stormwater Management:

- Stormwater runoff should be handled on the site avoiding direct concentrated discharge of stormwater into rivers and should use vegetated swales, channels, underground cisterns, and/or retention ponds for stormwater infiltration in place of enclosed storm sewers. If a retention pond is

	<p>proposed, it must be incorporated in the overall landscape plan as a site feature.</p> <ul style="list-style-type: none"> • Design landscape planting materials, soils, and sub-soils for infiltration and evapotranspiration of rainwater. • Specify native plant and tree species for at least 50% of planted area in order to reduce water consumption and long-term maintenance costs and improve building energy efficiency and aesthetics. • Consider using green roof systems to collect and evapotranspiration rainwater, thus reducing runoff as well as heating and cooling loads. 		
Building Design	<p>Massing:</p> <ul style="list-style-type: none"> • Establish hierarchy between building elements. For example, articulate entrances and building corners. • Maximum height of buildings is 45 feet. Entry features and tower elements integrated with the building may exceed 45 feet in height. <p>Facades:</p> <ul style="list-style-type: none"> • Variety in each building design is encouraged. • Front facades shall be oriented to Layton Av. • Buildings must have a storefront window system with vision glass at the first level. The minimum glazing along the primary frontage is 50% based on the lineal frontage of the first floor as indicated in s. 295-605 of the zoning code. • Building entrances shall be clearly identifiable and visible from streets and easily accessible and inviting to pedestrians. • Blank, unarticulated walls facing primary frontage and streets are not permitted. Modulate façades with articulated bays, awnings, windows and openings, varying 	<ul style="list-style-type: none"> • See restricted building materials section of the Commercial chapter of the zoning code (295-605-2-i-6). • See also 295-605 for other design standards not covered by the DIZ overlay. 	<p><u>DIZ:</u></p> <ul style="list-style-type: none"> • Existing facades include different building materials within each elevation. Materials included are modular brick, split face cmu, anodized aluminum, stucco. • Proposed new façade will increase the glass area and make the building look more modern, building Height will not be changed. • New Awning on the store entrance replacing the old ones for a more modern look.

	<p>color and texture and/or other architectural details that relate to the human scale.</p> <ul style="list-style-type: none"> • Use lighting to enhance the architecture of the building and site as well as provide security and visual appeal. <p>Materials:</p> <ul style="list-style-type: none"> • All facades along the primary frontage, Layton Avenue, must contain the most architecturally significant materials and fenestration. Significant building materials include brick, cut stone, decorative masonry and block, glass, architectural-finished metal cladding and architectural precast concrete panels. Corrugated sheet metal, vinyl siding, reflective glass, exterior insulation finish system (EIFS) and imitation stone siding are discouraged. • Coordinate color schemes for a cohesive appearance throughout the development. • Screen rooftop equipment from pedestrian view at the property line with materials and colors that are compatible with the building. • Glazing on the first floor of commercial buildings and entrances must be transparent, vision glass. Low-E glass without tinting may be used. Opaque glazing cannot be substituted for vision glass where vision glass is required, but may be used in other areas as an architectural element if it is compatible with the overall design. • Samples of building materials must be submitted for review as requested. 		
Signage	<p>Project Sign Standards:</p> <ul style="list-style-type: none"> • One Type A Project ID sign is permitted to be mounted to the masonry wall along W. Layton Av. • One Type A monument sign, with a max height of 8' and max sign area of 60 square 	<ul style="list-style-type: none"> • See General Provisions of the zoning code (295-407) for standards for all other sign types. 	<p><u>DIZ:</u> Sign permit will be submitted by the contractor.</p> <p><u>LB1:</u></p>

	<p>feet on each side, or one Type B monument sign with a max height of 8 feet and max sign area of 32 square feet on each side is permitted.</p> <ul style="list-style-type: none">• A construction sign measuring 64 feet in area is permitted.• Billboards (off-premise signs) are not permitted.• Pylon signs are not permitted. <p>Tenant Sign Standards:</p> <ul style="list-style-type: none">• Type A wall signs shall be integrated into the overall design of the building. One sign per 25 lineal feet of frontage is permitted. The max area of wall signs is 60 square feet.• Individual pin-set metal letters that are back-lit are the most desirable. Internally illuminated individual letters are acceptable if the raceway is not visible. <p>Wall signs that meet the standards may be approved administratively.</p>		
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